

Green Lane Borough
Green Lane, Montgomery County, Pennsylvania
Borough Council Meeting
November 10, 2022
Minutes

The Borough Council met on the above date in the Borough Office in the Green Lane Fire Company building. The meeting was called to order by President Brian Carpenter at 7 p.m., and the Pledge of Allegiance was recited.

COUNCIL MEMBERS PRESENT: President Brian Carpenter, Vice President Gerald Godshall and Council Members Jack Findley and Jonathan Guntz.

COUNCIL MEMBERS ABSENT: Darren Landis.

OTHER OFFICIALS PRESENT: Mayor Lynn Wolfe, Code Enforcement and Zoning Officer John Membrino, Engineer Joe Carlin, Secretary/Treasurer Mary T. Garber and Solicitor David Comer.

OFFICIALS ABSENT: None.

MOTION ON MINUTES: A motion was made by Gerald Godshall to accept the minutes of the October 13, 2022, Council meeting. Second by Jonathan Guntz. Motion passed.

MAYOR'S REPORT:

- Former Green Lane Fire Police member Dennis Laubach passed away on October 28, 2022. Fire police were asked to assist at his funeral service at Mann-Slonaker Funeral Home on Saturday, November 12, 2022. Fire Police also assisted in traffic control at the Haines' property in Marlborough Township on Monday, November 7, and have been asked to assist at the Hometown Christmas Parade on Sunday, December 4, 2022, at 1 p.m., in Pennsburg and East Greenville. Gerald Godshall made a motion to approve the fire police participation in all three events. Second by Jack Findley. Motion approved and so ordered.
- The Mayor previously swore in two new fire police members: Emily Wolfe and Bailey Cahill.
- The annual tree lighting event will be Sunday, November 27, 2022 at 5 p.m., at the war memorial in Isaac Smith Park. Santa, Mrs. Claus and the Green Lane Fire Company will be present.

PUBLIC SAFETY/EMERGENCY REPORTS: (State police and fire company reports on file.)

VISITORS: Mary Kershner, reporting for the Town & Country newspaper; Borough residents Mike Tierney and Kesley Butt.

- Mr. Tierney and Ms. Butt attended to see the results of the bidding process for sale of the empty lot at 303 Main St. next to their home. They were told that no bids were received other than the letter of interest in the property that they submitted. Solicitor Comer explained that the property must be advertised for sale by bid one more time

before the Borough may begin negotiating directly with any potential buyers. Advertisement for bids will appear in the Town & Country on November 17, 2022, and bids will be due at the Borough office by 3 p.m. on December 2, 2022.

SOLICITOR'S REPORT:

- A motion was made by Councilman Guntz to appoint Kimmel Lorah & Associates to conduct an audit of the Borough finances for the fiscal year 2022 and approve the related resolution. Second by Jack Findley. Motion approved.
- The proposed budget for 2023 was presented by President Carpenter. Gerald Godshall made a motion to authorize publication of notice of the proposed 2023 budget. Second by Councilman Findley. Motion approved.
- A hearing was held in front of District Judge Maureen Coggins regarding stormwater runoff issues at 417 Walnut Street. The Judge determined that the property owner must adhere to the required stormwater requirements or remove the paved service that was installed for use as a parking lot without a permit. She gave the property owner 45 days to obtain an estimate for removal of the pavement and return it to the condition it was in prior to paving and to start the process. A judgment will be entered against the owner to cover legal and engineering fees regardless of whether the pavement is removed. The process to have the stormwater improvements made has been going on since 2017. An engineer had been hired by the property owner to design a plan to correct the problem, which was approved, and a declaration of covenants was recorded with the Montgomery County Recorder of Deeds of the property in 2019 to ensure the stormwater improvements were installed and maintained; however, the property owner never completed the work. Solicitor Comer said the Judge appreciated the patience the Borough has shown.
- The Pennsylvania State Legislature adopted a new law addressing fireworks in October of 2022, and it states that fireworks may not be discharged within 150 feet of a building or a vehicle. The solicitor will investigate whether the state police will now enforce the new regulations.
- A sampling of bamboo ordinances was presented to Borough Council. Following discussion, President Carpenter asked the solicitor to create an ordinance for the Borough to restrict the growth of bamboo. It will be considered for publication at the next meeting.
- The Industrial Development Authority may meet next month. The solicitor will advertise the meeting if necessary and advise the Industrial Development Authority if there is a meeting.

CODE ENFORCEMENT OFFICER REPORT: (Report on file)

- The owner of McCuskins Properties at 750 Lumber Street applied for a zoning hearing board meeting to appeal an enforcement notice they received from Mr. Membrino. The application to the zoning hearing board was rejected by that zoning hearing board's

solicitor because it was deemed incomplete. In a civil action taken against McCuskins Properties, they have not taken the required action in Court of Common Pleas to continue with a hearing, therefore, the Borough will be filing default documents for a final judgment. Mr. Membrino will continue to file enforcement complaints against the property owners to keep urgency on the situation.

- The owner of 108 Walnut Street contacted Mr. Membrino to tell him he has made considerable progress with the cleanup of his property.
- Mr. Membrino checked out a complaint about bright lights on School Alley. He said it could be an issue with the new LED lights that Cooks has installed. The LEDs are bright white and appear much brighter than the older lights.

ENGINEER'S REPORT: (Report submitted by email in absence of engineer)

- There has been no word on the Hazard Mitigation Program Grant Application that was submitted by the Borough in January.
- Gilmore & Associates is working on having the Borough found to be exempt from MS4 requirements due to its size, but they have encountered a possible complication as a stream section has been listed as impaired. Next steps assuming Council decides to proceed include the following: completing notice of intent (NOI) forms, justifying why the Borough's system is not contributing to the stream impact, and paying a \$500 fee for the waiver. The waiver must be renewed every five years.
- Montco 2040 Grant - Route 29 Sidewalk: PennDOT is considering asking the Borough to replace the ADA ramp onto Route 29 at the intersection with Route 63. Grant opportunities to fund pedestrian level street lighting as part of project are also being pursued.
- There are no updates on the Green Street Repaving - DCED (Horse Development and Gaming Act) Local Share Account Grant.
- No updates have been received on the DCED-MTF Grant Application for road resurfacing throughout the Borough.
- A resolution was made by Jonathan Guntz to allow the Borough secretary to have official signatory authority to sign the Signal Maintenance Agreement for upload into PennDOT's Traffic Signal Maintenance Management TSAMS system. Second by Gerald Godshall. Motion approved.

REGIONAL PLANNING: No Report.

SEWER AUTHORITY:

- Lisa Guemler has resigned as Sewer Authority Secretary, and Dave Garber has taken her place.
- The authority engineering firm Environmental Engineering & Management has hired a new operator to replace Michelle Steele.

ROAD COMMITTEE:

- President Carpenter solicited estimates from three different companies for relining of the storm water pipes at the intersection of Routes 29 and 63. He said that sink holes have formed because of two storm water pipes below the road surface that have deteriorated, and the Borough is responsible for making the repairs even though these are both state roadways. Mr. Carpenter said the total cost for lining the pipes will be \$21,000. PennDOT will do the road repairs. President Carpenter will coordinate between the contractor and PennDOT.

PARK COMMITTEE:

TREASURER'S REPORT:

- Councilman Godshall made a motion to approve the Treasurer's report and pay all bills. Second by Councilman Guntz. Motion approved.
- Mr. Comer said setting the taxation level in the Borough can be done by resolution if no changes are approved or by ordinance if there will be a change in the tax rate. An ordinance must be advertised before it can be approved. Solicitor Comer said it is his understanding that it has been 21 years since the tax rate has been increased in the Borough. Citing the need for road repairs and improvements, Councilman Guntz made a motion to increase the tax rate by 0.5 mils to 2.5 mils. After discussion, Mr. Godshall seconded the motion. Motion approved and so ordered.
- Mr. Guntz followed up with a motion to advertise the tax ordinance to increase and set the tax rate for 2023 to 2.5 mils. Second by Gerald Godshall.

CORRESPONDENCE: A letter was received from Harleysville Area Emergency Medical Services thanking the Borough for its recent donation to the organization.

OLD BUSINESS: Councilman Guntz asked about road signs that need to be replaced in the Borough. Mr. Carpenter said he already has about six stop signs ready to be installed.

NEW BUSINESS: None.

PUBLIC COMMENT: None.

ADJOURNMENT: There being no further business, a motion was made by Councilman Findley to adjourn. Second by Councilman Guntz. Motion passed and so ordered.

Respectfully submitted,

Mary T. Garber, Borough Secretary